



ESTABLISHED 1850

CITY OF VACAVILLE

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VACAVILLE, CALIFORNIA 95688-6908
www.cityofvacaville.com

STEVE HARDY
Mayor

DILENNA HARRIS
Councilmember

RON ROWLETT
Vice Mayor

CURTIS HUNT
Councilmember

MITCH MASHBURN
Councilmember

HOUSING POLICY
DEVELOPMENT, HCD
APR 18 2011

March 23, 2011

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: City of Vacaville Annual General Plan and Housing Progress Report

To Whom It May Concern:

Enclosed is a copy of the City of Vacaville Annual Report on the General Plan and Housing Element for calendar year 2010. The Vacaville City Council accepted this report at their regularly scheduled meeting on March 22, 2011. A copy of this report has been sent to the Governor's Office of Planning and Research as well.

Please call me at (707) 449-5366 if you have any questions.

Sincerely,



Tyra B. Hays
Senior Planner

Cc: Anne Putney, Housing & Redevelopment Manager
Emily Cantu, Housing & Redevelopment Manager

TO: Honorable Mayor and City Council
Attention: Laura C. Kuhn, City Manager

FROM: Maureen T. Carson, Community Development Director

SUBJECT: 2010 ANNUAL REPORT ON THE GENERAL PLAN INCLUDING THE
ANNUAL HOUSING ELEMENT PROGRESS REPORT

DISCUSSION:

Government Code Section 65400 requires the City to prepare an annual report on the status of the General Plan, including the Housing Element, and progress in its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and Housing and Community Development (HCD) by April 1 of each year. One purpose of the annual report is to provide the City Council with examples of how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. As such, the annual report is to provide enough detail to allow the City Council to identify necessary "course adjustments" or modifications to the General Plan, and means to improve local implementation. The report was prepared in coordination with the Department of Housing and Redevelopment.

The Housing Element is one of the seven State mandated General Plan elements. As such, most jurisdictions combine their annual report on the General Plan with their annual Housing Element progress report. While there is no standardized form or format for the preparation of the General Plan annual progress report, in March 2010, HCD adopted forms that must be used when reporting on the status and implementation of the Housing Element. This report incorporates the required forms.

This comprehensive report is a prerequisite in order for the City to be eligible to apply for certain housing grant monies. The City also uses this report to track amendments to the General Plan.

The attached report meets the statutory requirements of both State mandated annual reports, and includes the following information:

- List of Citywide accomplishments during 2010, which was reviewed by City Council on March 22, 2010
- Progress on meeting the City's share of the regional housing need and implementation of housing programs

FISCAL IMPACT:

The preparation of this report is mandated by State law and its preparation has no funding source. The Departments of Community Development and Housing and Redevelopment absorbed the costs to prepare this report.

RECOMMENDATION:

By simple motion, that the City Council accept the 2010 Annual Report on the General Plan and Annual Housing Element Progress Report and direct staff to forward the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Exhibits:

- A – Annual Report on the General Plan and Annual Progress Report on the Housing Element 2010
- B – City of Vacaville 2010 Accomplishments (Abridged Version)
- C – Chapter 2, Housing Programs, of the Adopted Housing Element

Exhibit A



City of Vacaville

Annual Report on the General Plan Year 2010

Prepared for State of California
Governor's Office of Planning and Research
and Department of Housing and Community Development

Prepared by:
City of Vacaville
Community Development Department
650 Merchant Street
Vacaville, CA 95688

INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT

An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs..." Submittal of this report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1, 2011 is required by State law.

The General Plan is Vacaville's blueprint for the future and identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Vacaville General Plan was adopted in 1990 and was the subject of a technical update in 1999. In March 2010, the City Council initiated a comprehensive General Plan Update. This update is currently in progress and is scheduled for adoption in late 2012.

The Housing Element was adopted in April 2010 and certified by HCD in July 2010. The Housing Element addresses the City's Regional Housing Needs Assessment (RHNA) for 2007 thru 2014. This report includes five tables that comply with state statutes requiring an analysis of the City's residential construction compared to regional housing need goals.

The information in this report is compiled from these existing sources:

- City Of Vacaville 2009-2011 Strategic Plan
- Building Division Permit Records
- City Council and Planning Commission Actions

COMPREHENSIVE GENERAL PLAN UPDATE

On March 23, 2010, the City Council initiated a comprehensive General Plan Update. The General Plan Update is scheduled to be completed by the end of 2012. The current General Plan was adopted in 1990 and has a "horizon year" of 2010 when build-out of the vacant lands was projected. A technical update to the General Plan was adopted in 1999. The technical update focused on updating data and minor amendments to keep the document current in the interim period until a comprehensive update would be undertaken.

The driving forces for a Comprehensive General Plan Update include:

1. The current General Plan policies are nearly 20 years old, and the City is nearing the horizon date of 2010, although build out of all of the vacant lands within the City has not occurred.
2. An Urban Growth Boundary (UGB) was adopted by the Council in March 2008. The UGB identifies new growth areas that need to be studied as part of a comprehensive Citywide General Plan Update. These areas include the lands east of Leisure Town Road and along Interstate 80 in northwest Vacaville.
3. The General Plan must address new greenhouse gas emissions and global warming legislation (SB 375 and AB 32). AB 32 requires that California's global warming emissions be reduced to 1990 levels by the year 2020 through policies and programs to reduce greenhouse gases. SB 375 links transportation and housing planning by making findings and declarations concerning the need to make significant changes in land use and transportation policy in order to meet the greenhouse gas reduction goals established by AB 32. As a part of the Scope of the General Plan, a state-mandated Climate Action Plan is required.
4. The General Plan must address the Complete Streets Act (AB 1358). The Complete Streets Act requires cities to identify how the city will provide for the routine accommodation of all users of the roadway including motorists, pedestrians, bicyclists, individuals with disabilities, seniors, and users of public transportation.
5. The General Plan must address recent flood hazard and water supply legislation (AB 162). AB 162 requires that the Land Use Element identify and annually review those areas covered by the General Plan that are subject to flooding as identified by flood plain mapping prepared by the Federal Emergency Management Agency or the Department of Water Resources. In addition, the Conservation Element is required to identify rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.
6. A Citywide land use and infrastructure study is overdue. Such a study would analyze build-out of the General Plan, levels of service (LOS) for the City's infrastructure and safety services, and identify long-term infrastructure needs. Specific major land use and infrastructure issues needing attention include:
 - a. Traffic Level of Service (LOS) standards need to be reviewed and evaluated in relation to State, County, and the region's Congestion Management Plan.

- b. The traffic model used for the General Plan technical update did not assume complete build-out of non-residential lands. A local traffic model update is currently being prepared and will be used to develop traffic projections for a horizon year of 2035 and for General Plan build-out of all vacant lands.
- c. Revitalization and/or redevelopment of vacant and underutilized commercial centers would be considered.
- d. Non-residential lands for economic development need to be identified and planned for in advance of development proposals.
- e. The Opportunity Hill Master Plan includes a proposed density of 65 units per acre and mixed uses. The current General Plan does not address a density of this magnitude.
- f. The areas which are outside of the current General Plan area, but within the UGB need to be identified and evaluated for appropriate land uses.

STATUS OF GENERAL PLAN UPDATE

As of March 11, 2011, the City and its General Plan Update consultant, Design, Community and Environment (DC&E), have:

- Conducted seven General Plan Update Steering Committee meetings
- Conducted the General Plan Update EIR Scoping Session
- Conducted one public workshop
- Conducted three property owner workshops
- Created a General Plan Update website (www.vacavillegeneralplan.org)
- Prepared Existing Conditions for topics including:
 - Population and Housing Conditions and Trends
 - Competitive Positioning
 - Neighborhood Serving Retail
 - Downtown Housing Evaluation
 - Parks and Recreation
 - Public Services
 - Water Supply and Service
 - Wastewater System
 - Stormwater System
 - Biological Resources
 - Cultural and Paleontological Resources
 - Transportation and Circulation
 - Air Quality
 - Noise
 - Agricultural Resources

The General Plan Update is currently in the process of identifying and creating various land use alternatives to help the City Council determine the City's preferred land use alternative, which will further be evaluated through the General Plan Update, Climate Action Plan, and the corresponding Environmental Impact Report. The new General Plan is scheduled to be adopted in late 2012.

2010 GENERAL PLAN AMENDMENTS

There were no General Plan Amendments during calendar year 2010.

PENDING GENERAL PLAN AMENDMENTS

In March 2010, as part of the Comprehensive General Plan Update initiation, the City Council adopted an interim policy prohibiting the processing of General Plan Amendment requests during the General Plan Update process, scheduled to take place over a span of two years. However, three General Plan Amendment requests were exempted from this policy. These projects are as follows:

1. Request from Solano Irrigation District (SID) to change the planned land use for their headquarters site on Elmira Road.
2. Request from Sares Regis Group to allow consideration of land use entitlements for their property at the southeast corner of Leisure Town Road and Elmira Road in advance of a master land use plan for the area east of Leisure Town Road.
3. Request from Discovery Builders to amend the North Village Specific Plan and General Plan to address changes related to the relocation of the future elementary school site.

Solano Irrigation District Property - (Property Owner Request)

On September 16, 2010, the City received an application for a General Plan Map Amendment for a property owned by Solano Irrigation District (SID) located at 508 Elmira Road. The 10.87-acre site currently serves as SID's headquarters and corporation yard. In preparation to relocate its headquarters and corporation yard to another location within the City, SID would like to make their current location more marketable by amending its General Plan designation from "Public/Institutional" to "Residential Low Medium Density" and "Commercial Office." The Commercial Office designation is being considered for a 1.18 acre portion of the site. If approved, the residential portion of the site would be permitted to develop with 5.1 to 8 units per acre. A Mitigated Negative Declaration is being circulated between March 10, 2011 and April 11, 2011.

Brighton Landing Subdivision - (Property Owner Request)

On October 5, 2010, the City received an application for a General Plan Amendment for the Brighton Landing Subdivision and a Catholic High School, which would be constructed adjacent to the residential subdivision. The 210.89± acre project site is located east of Leisure Town Road, south of Elmira Road and north of Fry Road.

The project requires several General Plan considerations. The General Plan contains policies that require this area to be part of a Specific Plan in order to plan land uses, utilities (water, drainage and sewer) and circulation. The General Plan also requires completion of a master land use plan for the east of Leisure Town Road growth area, which would determine the location of the easterly urban line, the location of a permanent agricultural buffer, and a coordinated land use plan. The General Plan requires that this master land use plan be completed prior to consideration of any development east of Leisure Town Road. In addition to the land use and utilities planning issues, the General Plan requires new development areas to

provide a mix of housing types including 55% single-family detached units, 25% moderate density (town homes), and 20% high density (condominiums and apartments).

Due to its location and shared infrastructure needs, the Brighton Landing development proposal is being considered concurrently with the General Plan Update, which is analyzing new growth areas east of Leisure Town Road and in the Northeast Sector of the City. The Notice of Preparation for the Brighton Landing Environmental Impact Report was issued on February 11, 2011. The public comment period for the NOP will close on March 17, 2011.

2010 ACCOMPLISHMENTS

On March 8, 2011, the City Council reviewed the City's list of annual list of accomplishments for 201. An abridged annual accomplishments list has been attached as Attachment B.



City of Vacaville

ANNUAL PROGRESS REPORT ON THE HOUSING ELEMENT Year 2010

Prepared for State of California
Governor's Office of Planning and Research
and Department of Housing and Community Development

Prepared by:
City of Vacaville
Community Development Department and
Housing and Redevelopment Department
650 Merchant Street
Vacaville, CA 95688

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2010 to December 31, 2010

Table A

**Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information		Affordability by Household Incomes				5	5a	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4			Total Units per Project	Est. # Infill Units*	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
No building permits where issued to very-low or low income units or mixed income multi-family projects in 2010.										
(9) Total of Moderate and Above Moderate from Table A3			▲	▲	▲	▲	▲			
(10) Total by Income Table A/A3			▲							
(11) Total Extremely Low-Income Units*										

* Note: These fields are voluntary

Table A2

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2010 to December 31, 2010

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2010 to December 31, 2010

Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	116					116	
No. of Units Permitted for Above Moderate	98					98	

* Note: This field is voluntary

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2010 to December 31, 2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted											
	Non-deed restricted	7	5	1	0						13	741
Low	Deed Restricted											
	Non-deed restricted	0	63	12	0						75	393
Moderate	Deed Restricted											
	Non-deed restricted	38	64	104	116						322	193
Above Moderate		305	201	138	98						742	422
Total RHNA by COG. Enter allocation number:												
Total Units		350	333	255	214						1,152	
Remaining Need for RHNA Period												1,749

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Program Description (By Housing Element Program Names)	Objective*	Timeframe in H.E.	Status of Program Implementation
New Construction			
H.1 - 11	Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.	Ongoing	During this reporting period, the Department of Housing and Redevelopment has made developers aware of the provisions in the Density Bonus ordinance.
H.1 - 12	The Planned Growth Ordinance shall continue to provide exemptions to the allocation process for the construction of dwellings affordable to very low and low-income households.	Ongoing	In 2011, the Council deferred the implementation of the Planned Growth Ordinance for a period of two years to coincide with the General Plan Update schedule. Permits may be issued for any residential lot approved for construction.
H.1 - 13	Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur at the end of 2012.
H.1 - 14	Consider implementation of a program to allow payment of development impact fees for new residential construction to be deferred and paid prior to the City's approval of occupancy	May 2011	Due to budgetary and staffing constraints, this proposal has not been presented to the City Council.
H.1 - 15	Review and update the development impact fee structure for residential projects.	Following the General Plan Update	The General Plan Update process is currently underway. The new General Plan is scheduled for adoption in late 2012.
H.1 - 16	Evaluate and update the General Plan residential land use classifications and consistent zoning districts.	During the General Plan Update - Currently Underway	The General Plan Update process is currently underway. The new General Plan is scheduled for adoption in late 2012.
H.1 - 17	Assist affordable housing developers to construct 527 new housing units affordable to households with incomes below 80 percent of median, with 74 percent of these units being affordable at 60 percent or below median, and 10 of these units being affordable to families with incomes below 30 percent of median.	Ongoing	The City of Vacaville Redevelopment Agency did not fund this activity with its Redevelopment Low Income Housing Fund (LIHF) during this reporting period. Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.
H.1 - 18	Identify sites that are appropriate for military families based at Travis Air Force base and work with Air Force housing officials and non-profit housing groups to build off-base housing units that are affordable to active military families at Travis AFB.	Ongoing	The Redevelopment Agency continued to pursue development of the property during this reporting period. The primary source of funding for this activity is Redevelopment Low Income Housing Fund (LIHF). Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.

Prog. Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Program Description (By Housing Element Program Names)	Objective*	Timeframe in H.E.	Status of Program Implementation
H.1 - I 9	Continue to implement the Residential Overlay District Ordinance by supporting development of apartments on vacant commercial lands, which are appropriate sites for multifamily development.	Ongoing	The Redevelopment Agency supports these projects using its Redevelopment Low Income Housing Fund (LIHF). Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.
H.1 - I 10	Expand the supply of three-bedroom apartments to provide affordable multifamily housing for large families and young adult households.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur at the end of 2012.
H.1 - I 11	Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur at the end of 2012.
H.1 - I 12	Amend the Land Use and Development Code and Zoning Map to identify Special Standard Overlay zones that permit Social Services Facilities without a conditional use permit.	2008 / 2009	During this reporting period, the Opportunity House expansion project received its project entitlements. Plans and specs are being prepared to solicit bids in early 2011. The primary source of funding for this activity is Redevelopment Low Income Housing Fund (LIHF). Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.
H.1 - I 13	Initiate an amendment to the Land Use and Development Code to comply with SB 2 (Cedillo), the "Fair Share Zoning" law.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur at the end of 2012.
H.1 - I 14	Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to a density greater than the maximum density of 36 units per acre as currently permitted by the Urban High Density (RUHD) Residential Overlay District.	During the General Plan Update - Currently Underway	The change in general plan designation for this project is currently underway as part of the Comprehensive General Plan Update anticipated to be completed in 2012. The source of funding for this revitalization activity is Redevelopment Low Income Housing Fund (LIHF) and Redevelopment Tax Increment. Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.
H.1 - I 15	Consider an amendment to the Land Use & Development Code and/or the Single Family Design Guidelines to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.	December 2012 - Following General Plan Update	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur at the end of 2012.
H.1 - I 16	High Density Residential (RHID) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.	During the General Plan Update - Currently Underway	The General Plan Update process is currently underway. The new General Plan is scheduled for adoption in late 2012.

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective*	Timeframe in H.E.	Status of Program Implementation	
H.1 - I 17	Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.	Ongoing	The City continues to monitor changes in State law.	
H.1 - I 18	Implement California energy conservation standards.	Ongoing	The Community Development Department's Building Division continues to enforce energy conservation standards as part of the permitting process for all residential projects.	
H.1 - I 19	Implement the California Green Building Standards Building Code.	Ongoing	The Community Development Department's Building Division has implemented the changes in the Code as they apply to all residential projects.	
H.1 - I 20	Encourage energy-conserving development patterns.	Ongoing	The California Green Building Standards Code, adopted in July 2008, went into effect January 2010. The Community Development Department's Building Division has implemented the changes in the Code as they apply to all residential projects.	
H.1 - I 21	Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use	Ongoing	The Community Development Department is promoting energy conserving development patterns as part of the General Plan Update process, currently underway.	
H.1 - I 22	Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.	Ongoing	The Land Use and Development code permits manufactured homes to be constructed in single family zoning districts, subject to the same design review process as a site-built house.	
H.1 - I 23	The City of Vacaville, in its capacity as the City's water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.	Ongoing	The City has not received any applications for affordable residential projects during the 2010 reporting period.	
H.1 - I 24	The City will consider developing a more formalized reasonable accommodation procedure that will provide an administrative exception process in zoning and land use matters for housing for persons with disabilities.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur at the end of 2012.	
H.1 - I 25	Amend Section 14.09, 128.080, Required Off-Street Parking Designated, of the Land Use and Development Code to include parking requirements for studio apartments.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur at the end of 2012.	

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Program Description (By Housing Element Program Names)	Name of Program	Objective*	Status of Program Implementation
	H. 1 - I 26	Consider implementation of a program to provide subsidies to partially fund the Public Safety Community Facilities District (CFD) costs for affordable multi-family housing with long term affordability agreements.	During this reporting period, the Department of Housing and Redevelopment provided subsidy to fund the Public Safety Community District costs for Agency-owned and Agency-invested affordable multifamily housing projects. The source of funding for this activity is Redevelopment Low Income Housing Fund (LIHF). Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.
Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
Rehabilitation and Conservation			
H.2 - I 1	Continue to enforce housing affordability agreements between the owners and the City/Redevelopment Agency.	Ongoing	The Department of Housing and Redevelopment monitored 103 affordability agreements.
H.2 - I 2	Continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.	Ongoing	There was no loan activity in calendar year 2010. The loan programs were suspended during the year due to the \$1.9 million State "take away" (SERAF).
H.2 - I 3	Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.	Ongoing	The Vacaville Housing Authority (VHA) provided rental assistance to 1,143 low-income senior and "working poor" households each month. The VHA also conducted 1,143 annual Housing Quality Standards inspections, which ensures the preservation of these units
H.2 - I 4	Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.	Ongoing	During this reporting period, the Department of Housing and Redevelopment resolved 1,438 vehicle cases, 402 graffiti cases, and 1,264 occupied property cases; Inspected 542 vacant buildings/homes and enforced on 119 properties due to property conditions; Ensured 586 undeveloped lots met weed abatement requirements; Facilitated communications, applicant screening and calls for service follow-up between Agency-invested properties and the Police Department; Funded Housing Officer Liaison Program to ensure Police support to Agency-invested properties, including conducting monthly meetings; Secured Memorandum of understanding between Caltrans and Vacaville Youth in Action (VYIA) to abate graffiti located along the Interstate 80/Interstate 505 corridor within Vacaville city limits; Implemented shared database with the Police, Public Works, VYIA, and Code Compliance to track graffiti vandalism and costs incurred by the City for abatement; as well as facilitate Police investigations.
H.2 - I 5	Continue to enforce and update the Condominium Conversion Ordinance.	May 2011	In January 2011, the City Council initiated an amendment to the Condominium Conversion ordinance that if approved, would prevent the conversion of senior apartments if the senior restricted apartment rate falls below 3 percent.

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583.

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Program Description (By Housing Element Program Names)	Status of Program Implementation		
Name of Program	Objective*	Timeframe in H.E.	Status of Program Implementation
H.2 - 16	Assist in maintaining the affordability of units produced through federal and state programs by working with appropriate organizations to identify units, which may convert to market-rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.	Ongoing	Autumn Leaves has renewed their existing affordability agreement with HUD for an additional five-year period.
H.2 - 17	Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.	2010	The Department of Housing and Redevelopment (DHR) will aggressively pursue opportunities to expand affordable housing choice for low-income residents. In 2010, as the Vacaville Housing Authority, DHR applied for additional housing choice vouchers under the Family Reunification program and also vouchers specifically for non-elderly disabled. While not successful in this round of grant funding, DHR will continue to apply for grants and other funding for which it is eligible.
H.2 - 18	Continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.	Ongoing	These activities are funded wholly, partially and/or supported by Redevelopment Low Income Housing Fund (LIHF) and Redevelopment Tax Increment. Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.
H.2 - 19	Continue the Process of Acquiring and Converting Market Rate Multi-family Rental Housing Units in The Callen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.	Ongoing	During this reporting period, a RFQ/RFP for the rehabilitation of 58 of the 82 Redevelopment Agency-owned properties was released and four responses were received. Interviews will be conducted and a selection made in Spring 2011. In addition, the Agency continues to seek a partnership with a non-profit organization that will provide transitional, supportive, and/or other affordable housing in 8 Agency-owned units in the neighborhood. These activities are funded by Redevelopment Low Income Housing Fund (LIHF). Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.

Status of Program Implementation		
Name of Program	Objective	Timeframe in H.E.
Housing Support Services		
H.3 - 11	Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, ethnicity, gender, familial status, national origin, or other protected categories.	Ongoing
The Housing Counseling Center provided the following programs to promote fair housing opportunities to individuals in Vacaville: Assisted 1,001 clients through counseling services (758 callers/243 walk-ins); Assisted 650 households with pre-foreclosure counseling (136 e-mail contacts, 134 callers, 276 workshop participants and 159 one-on-one appointments); Counseled 159 households (one-on-one) on foreclosure options, with 56 families avoiding foreclosure; over 100 cases remain active; Assisted/referred 1,342 households through the Self-Help Center (287 walk-ins/1,055 phone calls); Provided application assistance to 434 households applying for PG&E Home Energy Assistance. Season of Starting, and/or Second Chance programs; and 322 potential homeowners attended First Time Homebuyers Workshops.		

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Program Description (By Housing Element Program Names)	Objective*	Status of Program Implementation
Name of Program	Timeframe In H.E.	
H.3 - 12	Provide technical and/or support services to non-profit agencies and other entities serving the homeless.	In 2010, the City continued to provide support to the Vacaville Social Services Corporation and CAP Solano. In addition, the City has continued to facilitate an ad-hoc group composed of social service providers and faith-based organizations that provide services to homeless persons in Vacaville. In 2010, this group coordinated a Project Homeless Connect event that brought service providers and homeless individuals together in an effort to remove obstacles preventing the homeless from reintegrating into the community. It also explored the feasibility of a nomadic sheltering program, and has since begun working on a potential transitional housing project.
H.3 - 13	Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.	Funding for VCWA has decreased and consequently, DHR is no longer providing staff support for this program. However, the Housing Counseling Center provided application assistance to 434 households applying for PG&E Home Energy Assistance, Season of Sharing, and/or Second Chance programs
H.3 - 14	Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.	The Vacaville Housing Authority (VHA) provided rental assistance to 1,143 low-income senior and "working poor" households each month. The VHA also conducted 1,143 annual Housing Quality Standards inspections. The Vacaville Housing Authority secured \$130,000 in HUD grants for Family Self-Sufficiency and Homeownership programs. It also applied for additional vouchers specifically for non-elderly disabled, but this is a highly competitive grant and the VHA was not successful this round. It will continue to apply for additional vouchers as they become available.
H.3 - 15	Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.	No activity.
H.3 - 16	Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans, shared equity loans, the Neighborhood Stabilization Program, and homebuyers education activities	The City funded \$842,697 for 22 First Time Homebuyer loans for Vacaville residents purchasing foreclosed properties, under the Neighborhood Stabilization Program (NSP).
H.3 - 17	Continue to implement the relocation plan for households displaced as a result of local public action.	During this reporting period, the Department of Housing and Redevelopment continued to seek additional funding sources from State and Federal sources to support the development of extremely low-income housing.
H.3 - 18	As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearby or as a component of the development.	No activity.

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Program Description (By Housing Element Program Names)	Name of Program	Objective*	Status of Program Implementation
H.3 - I 9		Continue to provide housing counseling assistance to residents to help preserve homeownership and rental tenancy.	The Department of Housing and Redevelopment assisted 1,001 clients through counseling services (758 callers/243 walk-ins); Assisted 650 households with pre-foreclosure counseling (136 e-mail contacts, 134 callers, 276 workshop participants and 159 one-on-one appointments); Counseled 159 households (one-on-one) on foreclosure options, with 56 families avoiding foreclosure; over 100 cases remain active; Assisted/referred 1,342 households through the Self-Help Center (287 walk-ins/1,055 phone calls); Provided application assistance to 434 households applying for PG&E Home Energy Assistance, Season of Sharing, and/or Second Chance programs; and 322 potential homeowners attended First Time Homebuyers Workshops.
H.3 - I 10		Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.	Resolved 1,438 vehicle cases, 402 graffiti cases, and 1,264 occupied property cases. 542 vacant buildings/homes inspected to ensure compliance with vacant property section of Public Nuisance Ordinance; enforcement activities taken on 119 properties due to property conditions. Ensured 586 undeveloped lots met weed abatement requirements.
H.3 - I 11		Continue to address the needs of local military personnel and their families.	The City continues to work closely with Travis Air Force Base to help meet the needs of local military personnel and their families.
H.3 - I 12		Continue to activate and operate emergency cooling and warming centers at the City's community centers during times of extreme weather, which are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.	The City continues to activate and operate emergency cooling and warming centers during times of extreme weather.
H.3 - I 13		Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.	A City Council member and the Director of the Community Development Department currently participate in the CAP Solano. The City will continue to participate with the Solano County Continuum of Care Collaborative.
H.3 - I 14		Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a "Housing First" or similar type program.	The City is collaborating with a local faith-based organization to develop appropriate housing and support services.
H.3 - I 15		Continue working with local faith-based organizations to create a Nomadic Shelter Program.	The Community Development and Housing and Redevelopment Departments continue to collaborate with local faith-based organizations to ensure appropriate land use designations exist and develop operational protocols/guidelines for a Nomadic Shelter Program.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65883. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective*	Timeframe in H.E.	Status of Program Implementation
H.3 - I 16	Continue to collaborate with the Ad-Hoc Homeless Task Force.	Ongoing	The City continues to collaborate with the Ad-Hoc Homeless Task Force.

* Note: For a full discussion about these Housing Programs and their objectives, please refer to Attachment C.

Important Comments:

The major source of funding for housing activities for extremely low-, very-low, and low-income households, as reflected above, is Redevelopment Low Income Housing Fund (LIHF). Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.

Many activities provided by the Department of Housing and Redevelopment are funded wholly, partially, and/or supported by Redevelopment Low Income Housing Fund (LIHF) and Redevelopment Tax Increment. Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.

Exhibit B

City of Vacaville 2010 ACCOMPLISHMENTS (ABRIDGED VERSION)

POLICE DEPARTMENT

Crime

Based in large part on the hard work of staff and continued community involvement and support, the City realized a 9.9 percent drop in serious crime in 2010. These crime reductions included a 26 percent reduction in robberies, a 19 percent drop in burglaries, and a 12.6 percent drop in larcenies.

Crime Free Multi-Housing

A Community Services Officer manages this nationally renowned program, which is now in its fifth year in Vacaville. Designed to help facilitate good landlordship in multi-housing units in Vacaville, the program trains managers and certifies properties as crime free locations. The Police Department offers some assistance helping managers to de-select problem tenants or tenant applicants. Although all multi-housing units are welcome to participate, our program targets participation of properties located in problem areas. Prior to certification, properties are inspected and must pass a rigorous security check. The idea of Crime Free Multi-Housing is to fight crime by removing locations where criminals live which, statistically, are generally the same locations that most crime occurs. Landlords and managers are required to attend training and regular recertifications.

Our program has over 75 participating properties, including 25 that are currently fully certified. We have trained over 60 managers and staff workers and currently have two Patrol officers assigned as Housing Liaison officers. We recently expanded the program to include mobile home parks and hotel/motels.

HOUSING AND REDEVELOPMENT

Vacaville Housing Authority

- Provided rental assistance to 1,143 low-income senior and "working poor" households each month.
- Infused almost \$9 million into the local economy.
- Achieved for the ninth consecutive year a perfect score for U.S. Department of Housing and Urban Development (HUD) Section Eight Management Assessment Program (monitoring system).
- Completed 1,143 annual Housing Quality Standards inspections during two-month period.
- Secured \$130,000 in HUD grants for Family Self-Sufficiency and Homeownership programs (renewals) .

American Recovery and Reinvestment/Entrepreneurial Activities

- Funded \$842,697 in First-Time Homebuyer Loans for Vacaville residents purchasing foreclosed properties under the Neighborhood Stabilization Program (NSP).
- Administered Solano County Joint NSP Agreement (Cities of Dixon, Rio Vista, Suisun, Benicia and unincorporated portions of Solano County).
- Implemented (under contract) City of Dixon's First Time Homebuyer program (\$25,000).
- Continued administering (under contract) Solano County's Housing Authority (\$234,971 administration) and Family Self Sufficiency/Homeownership programs (\$70,706).

Housing Counseling

- Secured "Keep Your Home California" program funding for families facing foreclosure (\$200 per application).
- Secured HUD Counseling funding: \$60,000 for mortgage modification/scam prevention and \$40,000 for general housing counseling.
- Assisted 1,001 clients through counseling services (758 callers/243 walk-ins).
- Assisted 650 households with pre-foreclosure counseling (136 e-mail contacts, 134 callers, 276 workshop participants and 159 one-on-one appointments).
- Counseled 159 households (one-on-one) on foreclosure options, with 56 families avoiding foreclosure; over 100 cases remain active.
- Assisted/referred 1,342 households through the Self-Help Center (287 walk-ins/1,055 phone calls).
- Provided application assistance to 434 households applying for PG&E Home Energy Assistance, Season of Sharing, and/or Second Chance programs.
- 322 potential homeowners attended First Time Homebuyers Workshops.

"Clean Up Callen" Neighborhood Revitalization Project

- Released Request For Qualifications/Proposals for acquisition/rehabilitation/management of 58 affordable apartment units, conducted workshop for potential respondents and presently reviewing four proposals.
- \$1 million state grant re-secured for Opportunity House expansion project, tenant relocation completed, building permits obtained, demolition of four-plex underway

Opportunity Hill

- Completed Downtown Sewer Credit Agreement between the Agency, Community Development, and Utilities Department (retain 25 EDU credits for redevelopment activities).

Vacaville Community Housing

- Disbursed \$1,200,000 of \$3,000,000 capital improvement loan to make property improvements including renovation of 28 units, sewer and plumbing repairs, fence repair/replacement, parking lot repairs/paving, pigeon abatement, appliance purchase/installation, drainage repair, new playground equipment installation, and retaining walls installation.

Shasta Senior Manor

- Secured Conditional Letter of Map Revision – Fill (to remove structure from Special Hazards Flood Zone) from Federal Emergency Management Agency.

City-Wide Directional Signage

- Released Request For Qualifications, entered into consultant contract, completed task group kickoff meeting, stakeholder interviews, City tour, and provided comments on initial design concepts.

Downtown Parking Study

- Council approved implementation underway: analysis of parking citation fees complete, time limit changes scheduled and signage ordered, public education packet being prepared (including Downtown Parking map), plans for Lot 3 expansion and Lot 2 ADA improvements being prepared for submittal to Community Development Department.

Nut Tree

- Negotiated/executed non-binding Letter of Intent between the Agency, CT Stocking, LLC, and WW Nut Tree, LLC.
- Council/Agency approved the Nut Tree Ranch Policy Plan Amendment and Amended and Restated Disposition and Development Agreement between the Agency, City, NT Holdings, and NT Retail, LLC and the Property Exchange Agreement between the Agency, City, CT Stocking, LLC, and related ancillary documents.

Senior Home Improvement Program

- Partnered with local union members to modify homes of 31 senior/disabled households to improve independence and safety.
- Partnered with Novartis to assist 13 senior/disabled households with exterior home improvements including landscape enhancements, shrub and weed removal, tree trimming, fence repair, and accent painting.

Mariposa Neighborhood Center Boys & Girls Club

- Completed fire damage rehabilitation allowing the Boys & Girls Club and Headstart to re-occupy and continue providing programs and services.

Trower Neighborhood Center Boys & Girls Club

- Completed Capital Improvement Project by placing a modular unit on-site to be used for teen club activities.
- In partnership with Rebuilding Together, completed "mini makeover" including: interior and exterior paint, installation of cabinets, landscaping improvements, and fence repairs.

Code Compliance

- Resolved 1,438 vehicle cases, 402 graffiti cases, and 1,264 occupied property cases
542 vacant buildings/homes inspected to ensure compliance with vacant property section of Public Nuisance Ordinance; enforcement activities taken on 119 properties due to property conditions (8 percent reduction from 2009).
- Ensured 586 undeveloped lots met weed abatement requirements (prior to 4th of July).

Vacaville Youth In Action (VYIA)

- Abated 56,017 square feet of graffiti.
- Ensured more than 375 acres of Agency property were properly maintained, including City weed abatement.
- Participated in the Coastal Clean-up Day, assisted/participated with Senior Home Improvement Program, Novartis Day, Rebuilding Together Trower Mini Makeover, and Christmas Wish.

Neighborhood Team/Crime Free Multi-Housing Program (CFMHP)

- Facilitated communications, Applicant Screening and Calls for Services follow up between Agency-invested properties and Police Department.
- Funded Housing Officer Liaison Program to ensure Police support to Agency-invested properties, including conducting monthly meetings.
- Secured Memorandum of Understanding between Caltrans and VYIA to abate graffiti located along the Interstate 80/Interstate 505 corridor within Vacaville city limits.
- Implemented shared database with the Police, Public Works, VYIA, and Code Compliance to track graffiti vandalism and costs incurred by the City for abatement; as well as facilitate Police investigations.

Community Investment/Liaison

- Invested over 700 hours with local groups and organization including Vacaville Community Housing, Vacaville Conference and Visitors Bureau, Vacaville Social Services Corporation, Vacaville Business Improvement District, Ad Hoc Homeless Task Force, Senior Roundtable, Youth Roundtable, Vacaville Chamber of Commerce, Solano County Workforce Investment Board.
- Reorganized Department to create greater efficiencies and productivity, better serve the public, and flatten organizational structure.

Staff Development/Training

- Attended over 250 hours of trainings/workshops, most of which were free or paid for by funding source.
- Participated in 63 hours of Webinar training.
- Conducted Annual Work Plan to discuss vision, values, core services, and goals for FY 2010-11.

Internal City/Department Committees

- Invested multiple hours serving on Emergency Operations, City IT Governance, City Advisory, Safety, Special Events, Planning Review, Healthy Living Fair, Office Culture, Creative Connections, IT Users Group, HR Liaison, Neighborhood Team, A-Team, D-Team, General Plan Technical Advisory.

Support to Other Departments

- Assisted Community Development Department to respond to State Department of Housing & Community Development comments to draft Housing Element by providing further information on Agency/City's current/future affordable housing programs.
- On behalf of Community Services Department, determined eligibility of 58 households for Reduced (Recreation) Fee program.
- Assisted Public Works Department by coordinating close of escrow for land and related easements that was needed in order to comply with the terms of the SID Work Order Agreement.

Public Education, Outreach and Training

- Conducted 70 Workshops (269 staff hours) including: Spanish FTHB Workshop, Foreclosure Counseling, Spanish Foreclosure Counseling, First Time Home Buyers Workshops, Credit & Budgeting Workshops, and Crime Free Housing Presentations.
- Conducted Fair Housing Month Tenants' Rights Workshop.

AMERICANS WITH DISABILITIES ACT

- Under the direction of the ADA Advisory Committee, the City installed 32 compliant curb ramps at a cost of \$78,398.
- Provided over 2,300 minutes of ADA related information on the City of Vacaville's local television station, channel 26.
- Provided ADA sensitivity training (Communicating with People with Disabilities) to City departments including Finance, Information Technology, Public Works, Housing, Community Development and Redevelopment Agency.

- Provided ADA sensitivity training (Communicating with People with Disabilities) to community entities to include Independent Living Resources and manager's of mobile home parks in the City of Vacaville.
- Provided direction and assistance to Vacaville residents regarding 19 separate ADA related issues.

Exhibit C

CHAPTER 2 OF THE CITY OF VACAVILLE HOUSING ELEMENT 2007-2014

HOUSING PROGRAMS

This chapter describes the strategies to be carried out during the period January 1, 2007 to June 30, 2014 to meet Vacaville's housing needs. The policies and programs listed concentrate on providing affordable housing for extremely low, very low, low and moderate-income families and individuals; housing for those with above-moderate income seems to need no encouragement. The City's affordable housing strategy is to provide a wide range of housing services to benefit households with incomes at or below 120 percent of median, but to concentrate on helping those in the very-low and low income categories. The City strives to provide a full continuum of housing services, from providing support services to entities serving the homeless, to rental assistance, to multi-family mortgage subsidies, to assistance for first time homebuyers. Housing counseling, support services, and fair housing assistance for all households are also provided.

Of the approximately \$122 million that the City of Vacaville Redevelopment Agency (Agency) will receive from the Department of Housing and Urban Development (HUD), Department of Housing and Community Development (HCD), and through Redevelopment, \$3.0 million (2.5 percent) will be used to assist extremely low-income households, \$81.8 million (67.0 percent) will be used to assist very-low-income households; \$32.3 million (26.5 percent) will be used to assist low-income households; and \$5.0 million (4.0 percent) will be used to assist moderate-income households. In addition, these funds will leverage approximately \$40 million in tax-exempt bonds, tax credits, and private investment. The principal assumption made is that the City will aggressively pursue a wide variety of resources to meet its housing needs.

The Agency places 20 percent of its tax increment revenues into a Low Income Housing Fund (LIHF) as required. During the planning period of this Housing Element, it is estimated that \$52.3 million of LIHF will be utilized to carry out the following activities:

Owner Occupied Rehabilitation:	\$ 2.5 Million
Rental Acquisition and/or Rehabilitation:	\$13.5 Million
Direct Financial Assistance for New Construction:	\$12.0 Million
First Time Home Buyer Programs:	\$ 3.5 Million
Housing Support Programs:	\$ 3.0 Million
Bond Debt Service:	\$10.8 Million
Planning, Administration, Management, Monitoring:	\$ 7.0 Million
Total	\$52.3 Million

The three major funding sources for supportive housing activities are the HUD Housing Choice Voucher Program (approximately \$75 million during the planning period); Community Development Block Grant Funds (approximately \$3 million during the planning period) and Redevelopment Low-Income housing funds (approximately \$3 million during the planning period). Other sources include a grant for Housing Counseling from U.S. HUD (estimated at \$300,000 during the planning period); California Home Ownership Preservation Initiative grant (\$100,000 during the planning period to provide pre-foreclosure counseling); and \$1.1 million from the Neighborhood Stabilization Program. The programs and annual goals are described in section 2.3 - Housing Support Services.

Income Proportionality Test and Housing Need

Under California Redevelopment Law, the Agency must target set-aside expenditures in accordance with an income proportionality test. The income proportionality test requires the Agency target set-aside expenditures to the relative percentage of unmet need for very-low-, lower-, and moderate-income units, as determined by the Association of Bay Area Governments (ABAG). During the planning period, the estimated \$52.3 million of Redevelopment LIHF monies are allocated based upon the proportional allocations illustrated in Table 1.

TABLE 1
ALLOCATION OF LOW INCOME HOUSING FUND MONIES

Income Categories	RHNA	Fair Share of Housing (Percentage)	ABAG Proportional Allocation (Approx.)	Planned LIHF Allocation (Percentage)	Proportional LIHF Allocation (Approx.) ¹
Very-Low and Low	1,222	70.4%	\$36.8 Million	94.5%	\$49.4 Million ²
Moderate	515	29.6%	\$15.5 Million	5.5%	\$2.9 Million
Total	1,737		\$52.3 Million		\$52.3 Million

Notes: ¹ In accordance with California Redevelopment Law, the planned allocation of the LIHF exceeds the ABAG proportional allocation for the very low and Low-income category. At least \$49.4 million dollars of the LIHF will be allocated to very-low and low-income housing.

² Of the \$49.4 million allocated for very-low and low income housing, \$3.0 million will serve households with extremely-low incomes (less than 30% of median income), \$19.1 million will serve households with very-low incomes (less than 50% of median income), and \$27.3 million will serve households with low-incomes (less than 80% of median income).

In addition, the majority of funds spent assisting lower-income households with incomes between 50 percent and 80 percent of the local area median income will be spent on households with incomes at the lower end of the range with incomes below 60 percent of the local area median income.

The Housing Element goals, policies and programs are based on the City's commitment to affordable housing, available resources, past experience, the evaluation of the past Housing Element and understanding of the market forces which drive housing development. Existing successful programs have been carried over from the prior Housing Element, while new programs have been identified in order to comply with new state statutes, to address new housing challenges based on the current housing market, and to incorporate feasible programs suggested by housing and social service stakeholders convened in a Housing Element Focus Group.

Table 2 shows the number of units to be achieved during the period January 1, 2007 through June 30, 2014. The total new construction goal meets the total housing need determined by the Association of Bay Area Governments (ABAG). Though City growth policies allow a growth rate that far exceeds the total housing need as determined by ABAG, the Housing Element goals for new construction are based upon a more conservative growth rate due to the current economy and housing market. Should the residential housing market conditions significantly improve, it is expected that actual construction will exceed the goals. As documented in the inventory of vacant lands, the City has an ample inventory of residential land. Table 3, at the end of this chapter, provides a detailed breakdown of the quantified goals.

TABLE 2
SUMMARY OF QUANTIFIED GOALS FOR JANUARY 2007 THROUGH JUNE 2014

	Very-low and Low Income	Moderate Income	Above Moderate Income	Total
Housing Need (ABAG Housing Need Determination)	1,222	515	1,164	2,901
New Construction Goal	749 ¹	518	1,634	2,901
Existing units acquired and/or rehabilitated	220 ²	20	-	240
Existing units conserved/preserved	45	-	-	45

Notes: ¹ Ten of these units will be restricted to households with income below 30 percent of the local area median (AMI)

² Ten of these units will be restricted to households with income below 30 percent of the local area median (AMI)

The goal is for 749 new units in the very-low and low-income ranges to be constructed. Although it is not expected that the total housing need of 1,222 very-low and low-income new construction units will be met through new construction, at least 389 of the units in the very-low and low income category will be restricted to households with incomes below 60 percent of median. The primary reason why housing can be accomplished at 60 and not 50 percent is because of the funding restrictions for tax-exempt bonds and tax credits which are the primary financing tools. The restriction for units assisted with these funds is 60 percent rather than 50 percent.

Together with new construction, the goal is to construct and acquire/rehabilitate 969 units affordable to very-low and low income households – 447 units affordable to households earning below 60 percent of the median household income; 172 units affordable to households earning below 50 percent of the median household income; and 20 units affordable to households earning below 30 percent of the median household income

The policies and programs address a continuum of housing needs, from homeless, rental assistance and first time homebuyers. However, the majority of funding is targeted to very low and low-income households. The housing program includes policies and programs in four distinct subject areas.

- Construction and Acquisition
- Rehabilitation and Conservation
- Housing Support Services
- Program Monitoring

As required by Section 65583 of the Government Code, housing program policies in this section seek to meet the quantified housing goals set forth in Tables 2 and 3.

As noted previously, it is more appropriate for the Land Use Element of the General Plan to address residential policies such as land use, growth, density and design. The Land Use Diagram, which is a part of the General Plan, provides information on planned land use and densities for land within the planning area. The zoning map provides more detailed information for zoning of parcels within the City limits. The Land Use Element also addresses residential development, residential land supply and land use controls. The programs in the Housing Element deal with more fine-grained questions of providing housing and are consistent with policies contained within the Land Use Element.

Educational Revenue Augmentation Fund

One of the greatest challenges facing the City, particularly the Agency, is the State's ongoing efforts to balance its budget through the Educational Revenue Augmentation Fund (ERAF). During fiscal year 2008-2009, the approved State budget included a provision to take \$350 million in redevelopment funding from cities and counties to fund state obligations. Vacaville was at risk of losing \$1.9 million in local redevelopment funding. A lawsuit was filed by the California Redevelopment Association (CRA) to fight this provision. The courts found in favor of the CRA, with the State choosing not to appeal the court's decision.

However, in an attempt to pass the State's budget in fiscal year 2009-2010, legislators once again called for the taking of redevelopment money. This time, through ABX4-26, redevelopment agencies across the state would be required to pay \$2.05 billion in to the State. Vacaville's required portion will be approximately \$9.5 million in fiscal year 2009-2010 and \$1.9 million in fiscal year 2009-2010 for ERAF. Again, the CRA has filed a lawsuit challenging this legislation. In the meantime, approximately \$1.9 million has been borrowed from the Low Income Housing Fund (LIHF), and placed in an escrow account, so that the Agency can meet this financial obligation. The borrowing of nearly 30 percent of the annual LIHF has greatly affected the Agency's short-term ability to improve the supply of affordable housing. Even though the State must repay the \$1.9 million loan over the next five years, it is likely that there will inadequate funding until the fifth year of repayment for the Agency to collaborate with anyone to develop an affordable housing project.

It is unclear how State legislators intend to address Redevelopment funds in the upcoming years. These funds are the City of Vacaville's greatest affordable housing financing tool. Until ERAF is resolved, many of Vacaville's affordable housing programs, listed below and described within this document, are suspended:

First Time Home Buyer (FTHB) Loan Programs:

- Down Payment Assistance (DPALs)
- Shared Equity
- Section 8 FTHB Match

Rehabilitation Loan Programs:

- Owner Occupied
- Owner/Investor

Other Programs:

- Senior Home Improvement (SHIP)
- Security Deposit Loans

2.1 NEW CONSTRUCTION

The two types of strategies to be employed are planning policies and housing programs. The City of Vacaville Community Development Department will be responsible for ensuring the implementation of planning and building related policies. The City of Vacaville Department of Housing and Redevelopment, which also staffs the Agency and Housing Authority, will be responsible for carrying out the housing programs that expand, conserve, and preserve affordable housing and provide needed housing related services.

The goal during the planning period is to construct 749 housing units affordable to very-low and low-income households. The goal is to construct 518 moderate-income units. Units with long-term affordability agreements will include 10 extremely low-income units, 517 very-low/low income units, and 18 moderate-income units. Of those 527 very-low/low income units with affordability restrictions, 389 (74 percent) will be affordable to households with incomes below 60 percent of median. Planning policies such as density bonuses for affordability and gap financing such as rent and mortgage subsidies will be utilized to meet these goals

The primary sources of funding for new construction activities are from HCD, LIHF, and tax-exempt bonds and tax credits. It is estimated that during the period covered by this Housing Element, the City will apply for approximately \$6 million of HOME funds to carry out various new construction and/or acquisition/rehabilitation activities. In addition, when possible, the City will apply for other HCD funding. It is anticipated that the LIHF will generate \$12 million over the period covered by this Housing Element to assist with new construction of affordable housing, most of which will be affordable at 60 percent of median income. Approximately \$2 million of the LIHF will be used for the construction of rental units affordable to households below 30 percent of the area median income. It is estimated that HCD and LIHF will leverage over \$40 million of tax-exempt bonds, tax-credits, and private funding for new construction activities.

Guiding Policies

- H.1- G 1** Ensure a supply of housing of differing type, size, and affordability in order to meet Vacaville's housing needs for the current and future residents and workers within the community.
- H.1- G 2** In conjunction with policies in the Land Use Element of the Vacaville General Plan, ensure that an adequate supply of developable land is available to meet Vacaville's housing need, particularly for affordable housing.
- H.1- G 3** Remove constraints to the production and availability of housing to the extent consistent with other General Plan policies.
- H.1- G 4** Ensure the development and availability of housing appropriate for special needs groups including young adults, young families, seniors, disabled and homeless.
- H.1- G 5** Establish development and construction standards that encourage energy conservation in residential areas.
- H.1- G 6** Aggressively participate in all programs, state and federal, private and public, suitable for maintaining and increasing the supply of affordable housing.
- H.1- G 7** Ensure the viability of Travis Air Force Base through the provision of an adequate supply of affordable housing for military families.

Implementing Policies

- H.1- I 1** Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.

Implementation: On an ongoing basis, the Community Development Department and the Department of Housing and Redevelopment will continue to make developers aware of the provisions in the Density Bonus ordinance.

- H.1- I 2** The Planned Growth Ordinance shall continue to provide exemptions to the allocation process for the construction of dwellings affordable to very low and low-income households.

Implementation: On an ongoing basis, the Community Development Department shall make builders of affordable projects aware of the provisions in the Planned Growth Ordinance. The Lincoln Corner affordable apartments are an example where affordable units were given preference for construction under the Planned Growth Ordinance. Any future amendment of the ordinance shall maintain the exemption for low and very-low income projects.

H.1- I 3

Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.

Implementation: In conjunction with adoption of this Housing Element, the Community Development Department will request the Planning Commission to initiate an amendment to the Land Use and Development Code to allow secondary living units to be a permitted use when constructed at the same time as a new single family home and to permit duplexes and attached single homes to be allowed in residential Planned Developments where the overall density of the project is consistent with the underlying zoning and General Plan designations. If initiated, the ordinance amendment will be scheduled for a public hearing before the Planning Commission by May 2011. It should be noted that through the Specific Plan or master plan process, this program may be implemented prior to adoption of an amendment.

Considering the requirement for second dwelling units in the Southtown residential project and the number of second dwelling units constructed annually for the past nine years, in concert with local housing needs and development trends, and adoption of new incentives, the City is projecting that 30 secondary units will be approved and constructed during the current planning period. As provided for in Government Code Section 65583.1, the City is applying secondary living units towards its adequate sites requirement. In Vacaville, secondary living units are usually occupied by elderly parents or young, single adults.

H.1- I 4

Consider implementation of a program to allow payment of development impact fees for new residential construction to be deferred and paid prior to the City's approval of occupancy.

Implementation: The Community Development Department, in coordination with affected City departments shall evaluate the feasibility of the implementation of a new program to allow builders of new affordable and/or market-rate residential units to pay City development impact fees prior to approval of occupancy instead of prior to permit issuance. The study will consider the potential benefits to the City through housing production, financial considerations of deferring collection of the fees and the administrative process for implementation. Community Development Department and Economic Development staff will complete the study by summer 2010 and if it is determined to be feasible, a proposal will be forwarded to the City Council for consideration by May 2011.

H.1- I 5

Review and update the development impact fee structure for residential projects.

Implementation: Following the comprehensive General Plan update, initiated by the City Council in March 2010, the City will initiate a comprehensive effort to review development impact fees through a process and parameters mandated by State Law. Adoption of the fee studies and updated fees would happen within two years of adoption of the updated General Plan. The impact fee studies will include an evaluation of changes to the current fee structure to consider a lower impact fee structure for small single family starter homes as compared to larger move-up and executive homes.

H.1- I 6

Evaluate and update the General Plan residential land use classifications and consistent zoning districts.

Implementation: The City Council initiated a comprehensive General Plan Update in March 2010. During the update, the residential land use categories and definitions will be analyzed and updated. Consideration shall be given to the citywide housing mix, infrastructure capacities and environmental constraints. An alternative option to be considered for the single family classifications will be the designation of compatible zoning districts that are at the high end of the density range allowed per the General Plan.

- H.1- I 7** Assist affordable housing developers to construct 527 new housing units affordable to households with incomes below 80 percent of median, with 74 percent of these units being affordable at 60 percent or below median, and 10 of these units being affordable to families with incomes below 30 percent of median.

Implementation: This is an ongoing effort by the City of Vacaville Redevelopment Agency. Implementation includes working with local non-profit entities to mobilize a wide variety of funding, negotiate long-term affordability agreements, participate in project design, assist with planning and building approvals, monitor the affordability agreements, and report to funding sources. The primary funding source for this activity will be the Redevelopment Low Income Housing Fund (LIHF). It is anticipated that \$12 million of LIHF will be used to develop 527 units.

The City has already made great headway to achieve these goals. The 60-unit Senior Manor (also known as the Lawrence Drive Apartments), four Habitat for Humanity houses and ten Lincoln Corner Apartments were completed during the timeframe for this Housing Element. All of these projects are affordable to households earning below 60 percent of median income.

- H.1- I 8** Identify sites that are appropriate for military families based at Travis Air Force base and work with Air Force housing officials and non-profit housing groups to build off-base housing units that are affordable to active military families at Travis AFB.

Implementation: The City owns an 8.4-acre site, donated by the developer of the Alamo Place Subdivision. In 2004, a 93-unit affordable apartment and town home project was approved for the site. The project approval lapsed and the non-profit developer is no longer involved in the project. The site has been rezoned to Medium Density and has a Special Standards Overlay which restricts use of the parcel for affordable military housing. The Redevelopment Agency shall pursue development of the property.

- H.1- I 9** Continue to implement the Residential Overlay District Ordinance by supporting development of apartments on vacant commercial lands, which are appropriate sites for multifamily development.

Implementation: The Community Development Department implements the ordinance on a regular basis and will continue to make apartment developers aware of the zoning option to request to construct apartments on commercial lands as an alternative land use. The Residential Overlay District Ordinance has been and will continue to be an effective tool to add multifamily units to the City's housing inventory. To date, several apartment projects have been built as a result of implementation of this policy. River Oaks (312 units), Saratoga Phase I (108 units), Walnut Grove (117 units), The Commons (208 units), Lincoln Corner (134 units) and Northpointe Apartments (312 units) were approved and construction is complete. All of these projects were developed at a density at or above 20 units per acre.

- H.1- I 10** Expand the supply of three-bedroom apartments to provide affordable multifamily housing for large families and young adult households.

Implementation: In conjunction with adoption of this Housing Element, the Community Development Department will request the Planning Commission to initiate an amendment to the Land Use and Development Code to require new non-senior apartment projects of over 50 units to include a minimum of 15 percent three bedroom units. If initiated by the Planning Commission, the ordinance amendment will be scheduled for public hearings by May 2011.

H.1- I 11

Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.

Implementation: In conjunction with adoption of this Housing Element, the Community Development Department will request the Planning Commission to initiate an amendment to the Land Use and Development Code to set forth specific findings and the required analysis needed in conjunction with consideration of rezonings of residential land in order to find that the inventory of residential land does not fall below the minimum required to meet the City's housing goals as determined by ABAG. On an ongoing basis, the Community Development Department's Planning Division will incorporate project specific conditions of approval as a part of the project entitlement process to require identification signs on properties approved for multi-family housing developments through specific project entitlements and for sites in master planned areas reserved for multifamily development. If initiated by the Planning Commission, the ordinance amendment will be scheduled for public hearings by May 2011.

H.1- I 12

Amend the Land Use and Development Code and Zoning Map to identify Special Standard Overlay zones that permit Social Services Facilities without a conditional use permit.

Implementation: In 2008 and 2009, the City Council adopted Special Standard Overlay Zones in the Callen Street and Bennett Hill Court area that permit the development of homeless shelters, transitional housing and related support and social services without a conditional use permit. The Vacaville Redevelopment Agency owns land in the area which is zoned as Residential High Density. Approval was granted to convert existing structures to accommodate a 48-bed homeless shelter.

This project will replace and increase the capacity of the existing 24-bed Opportunity House homeless shelter. The new project will have capacity to serve the homeless population documented in the most recent January 29, 2009 homeless survey. In addition, the Redevelopment Agency owns additional lands within the Special Standards Overlay zone, which have the capacity to accommodate additional future facilities and programs.

In conjunction with adoption of this Housing Element, the Community Development Department will request the Planning Commission to initiate an amendment to the Land Use and Development Code to permit Social Services Facilities in the Special Standard Overlay zones (SS-10 and SS-11) located in the Callen Street and Bennett Hill Court area. If initiated by the Planning Commission, the ordinance amendment will be scheduled for public hearings by May 2011.

H.1- I 13

Initiate an amendment to the Land Use and Development Code to comply with SB 2 (Cedillo), the "Fair Share Zoning" law.

Implementation: In conjunction with adoption of this Housing Element, the Community Development Department will request the Planning Commission to initiate an amendment to the Land Use and Development Code to:

- Define transitional and supportive housing in the glossary.
- Permit transitional and supportive housing, without the need for a conditional use permit, in residential zones, subject to the same development standards as residential development within the same zone.
- Amend the definition of "Social Service Facilities" to include transitional and supportive housing.

If initiated by the Planning Commission, the ordinance amendment will be scheduled for public hearings by May 2011.

H.1- I 14

Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to a density greater than the maximum density of 36 units per acre as currently permitted by the Urban High Density (RUHD) Residential Overlay District.

Implementation: In 2008, the City Council adopted the Opportunity Hill Master Plan and Design Guidelines. In order to implement the Plan, the City Council also initiated a General Plan Amendment to allow up to 65 units per acre within the Opportunity Hill Master Plan area. The Opportunity Hill project will intensify land uses and revitalize portions of the Downtown Area. Land use recommendations identified specialty retail, office uses, housing opportunities (including live/work units, for-sale, and affordable housing component), entertainment and restaurant uses, and a continuation of heritage tourism that celebrates Vacaville's rich history. This project will be an infill project and the Redevelopment Agency has already acquired a significant number of parcels in the area that are now vacant. The project will be required to comply with the adopted Master Plan design and development guidelines. The Opportunity Hill General Plan and Zoning Amendments will be considered with the Comprehensive General Plan Update, which was initiated by City Council in March 2010. The Comprehensive General Plan Update will occur over a two-year timeframe.

H.1- I 15

Consider an amendment to the Land Use & Development Code and/or the Single Family Design Guidelines to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.

Implementation: The Community Development Department will coordinate with other affected City departments and consult with residential builders to identify potential design and development standards specific to small-lot single family projects and request the Planning Commission to hold a public study session to review the potential changes and to consider initiating amendments to the Land Use and Development Code and/or Single Family Design Guidelines. The purpose of the review will be to identify standards to require such projects to include a significant number of smaller floor plans or less than 1,500 square feet which are affordable by design and to identify alternative design standards to encourage developers to build homes that will be affordable to entry level buyers. The Planning Commission will hold a study session and consider initiating amendments by December 2012 following completion of the comprehensive General Plan Update currently underway.

H.1- I 16

High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.

Implementation: On an ongoing basis, as a part of the discretionary development review process, the Community Development Department will require RHD sites to be designed with a minimum density of 20 units per acre in order to implement the policies of the Housing Element. All recently approved high density projects have been constructed with an average density of 20 units per acre density, except for projects with density bonuses approved at higher densities.

H.1- I 17

Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.

Implementation: Most recently, in 2008, the City Council repealed and replaced Chapter 14.09.116 of the Land Use and Development Code relating to the Density Bonus. The new Ordinance was written to comply with State Law (SB 1818 and SB 435). Following the adoption of the Density Bonus Ordinance, a new Assembly bill was adopted (AB 2280), which makes a number of changes to density bonus law. In conjunction with adoption of the Housing Element, the Community Development Department staff will request the Planning Commission to initiate an amendment to the Density Bonus Ordinance in order to amend the current local regulations to be consistent with State Laws. On an ongoing basis, each year, as a part of the preparation of the

Status of the General Plan report, new state legislation related to housing issues will be reviewed and the Community Development Department staff will request the Planning Commission to initiate changes to the Land Use and Development Code as required to maintain consistency with State Law. If initiated by the Planning Commission, the ordinance amendment will be scheduled for public hearings by May 2011.

H.1- I 18 Implement California energy conservation standards.

Implementation: On an ongoing basis, the Community Development Department's Building Division enforces the state energy standards, as adopted and amended by the California Building Standards Commission, as a part of the building plan check and permitting process for all residential projects.

H.1- I 19 Implement the California Green Building Standards Building Code.

Implementation: The California Green Building Standards Code, adopted in July 2008, went into effect January 2010. The Community Development Department's Building Division has implemented the changes in the Code as they apply to all residential projects.

H.1- I 20 Encourage energy-conserving development patterns.

Implementation: On an ongoing basis, as a part of the development review process, the Community Development Department will promote neighborhood design with pedestrian and bicycle oriented circulation to reduce automobile trips. As an example, the Southtown master plan incorporates a neighborhood center comprised of a central park and neighborhood commercial center which is easily accessible by all future residents in the project via pedestrian pathways.

H.1- I 21 Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.

Implementation: On an ongoing basis, through the building permit process for new development, the Community Development Department enforces the water efficiency standards for landscaping. Through the environmental review process, energy efficiency is evaluated and where appropriate, mitigation measures are required to address landscaping and parking lot shading.

H.1- I 22 Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.

Implementation: The Land Use and Development code permits manufactured homes to be constructed in single family zoning districts, subject to the same design review process as a site-built house.

H.1- I 23 The City of Vacaville, in its capacity as the City's water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Implementation: During the review of development entitlements for proposed residential projects affordable to very-low and low income households, the Community Development Department, in conjunction with the Utilities Department, will evaluate wastewater treatment capacity and water allocations required to serve the project and give priority for allocations except where capacity has already been granted to other approved projects. There are no known treatment capacity or water allocation shortfalls which would impede residential development during the timeframe of this Housing Element.

H.1- I 24

The City will consider developing a more formalized reasonable accommodation procedure that will provide an administrative exception process in zoning and land use matters for housing for persons with disabilities.

Implementation: In conjunction with adoption of this Housing Element, the Community Development Department will request the Planning Commission to initiate an amendment to the Land Use and Development Code as needed to allow a process for reasonable accommodation for housing with persons with disabilities. The process may include minimal review by the Planning Director and may include the following criteria: the request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws; the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws; the requested accommodation would not impose an undue financial or administrative burden on the City; the requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program. In addition, the amendment would include provisions to allow accessible ramps for disabled persons to be located within required setback areas on lots zoned as single family residential. If initiated by the Planning Commission, the ordinance amendment will be scheduled for public hearings by May 2011.

H.1- I 25

Amend Section 14.09. 128.080, Required Off-Street Parking Designated, of the Land Use and Development Code to include parking requirements for studio apartments.

Implementation: In conjunction with adoption of this Housing Element, the Community Development Department will request that the Planning Commission initiate an amendment to the Land Use and Development Code to include parking requirements for studio apartments. If initiated by the Planning Commission, the ordinance amendment will be scheduled for public hearings by May 2011.

H.1- I 26

Consider implementation of a program to provide subsidies to partially fund the Public Safety Community Facilities District (CFD) costs for affordable multi-family housing with long term affordability agreements.

Implementation: The Community Development Department and the Department of Housing and Redevelopment, in coordination with affected City departments, shall evaluate the feasibility of the implementation of a new program that would provide subsidies to partially fund the ongoing Public Safety Community District costs for affordable multifamily housing projects with long-term affordability restrictions. The Community Development Department and Department of Housing and Redevelopment will study the financial impacts to both the City and potential developers of affordable housing. If subsidies are determined to be feasible, a proposal will be forwarded to the City Council for consideration by May 2011.

2.2

REHABILITATION AND CONSERVATION

Conserving and preserving the existing stock of affordable housing is critical to meeting Vacaville's housing needs. These efforts include enforcing existing affordable housing agreements, making funds available for the acquisition and/or rehabilitation of existing housing units and installing weatherization methods, requiring Housing Quality Standards (HQS) for all Housing Choice Voucher units, enforcing the new ordinance to encourage property maintenance and promoting improved quality of life, disallowing condominium conversions when vacancy is below three percent, and preserving federally assisted units which may convert to market rate.

In 2007, using Agency Low Income Housing Set-Aside funds and taxable bonds monies in the amount of \$18 million, the City of Vacaville Redevelopment Agency (Agency) acquired market-rate multi-family residential complexes along Callen Street, Bennett Hill Drive, and Bennett Hill Court: 17 four-plexes, three duplexes, and one eight-plex. The goal of these acquisitions is to provide comprehensive neighborhood revitalization through rehabilitation of these units for affordable housing. Pursuant to Government Code Section 65583.1(c), the City counts these units towards its RHNA. See Section 6.7 of this document for more information about these substantially rehabilitated units.

Guiding Policies

- H.2- G 1 Maintain Vacaville's housing stock in sound condition.
- H.2- G 2 Preserve and protect historical and architectural resources.
- H.2- G 3 Take action to preserve existing housing and neighborhoods.
- H.2- G 4 Maintain the total number of affordable units, present and future, at price levels affordable to the intended income groups.

Implementing Policies

- H.2- I 1 Continue to enforce housing affordability agreements between the owners and the City/Redevelopment Agency.

Implementation: This is ongoing and enforced by the Department of Housing and Redevelopment. Currently there are 103 affordability agreements covering 967 units, including homes purchased under the City's Shared Equity Loan Program. During the planning period, it is expected that the Agency will annually monitor up to 200 agreements covering 1,500 units.

- H.2- I 2 Continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.

Implementation: This is an ongoing effort by the Department of Housing and Redevelopment. During the planning period, 150 units will be acquired and/or rehabilitated, and all will have long-term affordability agreements. Of the 150 units, 120 will be affordable for households with incomes below 60 percent of median. 10 units will be affordable for households with extremely low incomes below 30 percent of median. Approximately \$2.5 million of Redevelopment LIHF will be used for owner occupied rehabilitation, and \$13.5 million will be used for rental acquisition and/or rehabilitation over the planning period of this Housing Element. Of the \$13.5 million of the LIHF for acquisition and/or rehabilitation, \$1 million will be used to subsidize 10 units, which will be affordable for households with income below 30 percent of the area median income.

In addition, the Department of Housing and Redevelopment will apply to State HCD for approximately \$3 million of HOME funds and will assist non-profit owners to apply for approximately \$20 million of tax-exempt bond, tax credit, and private financing. Approximately

\$65,000 per year of CDBG funds are used for the administration of the rehabilitation programs. To date, 74 rental units have been acquired and/or rehabilitated. During the planning period, 90 owner-occupied units will be rehabilitated.

Of the 90 single-family homes, 50 will be owners with very-low incomes below 50 percent of median, 20 will have low incomes below 80 percent of median and 20 will have incomes below 120 percent of median.

H.2- I 3

Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.

Implementation: A key component of the Housing Choice Voucher Program is the requirement that all housing owners participating in the program comply with Housing Quality Standards (HQS). The Department of Housing and Redevelopment, which provides staffing for the Vacaville Housing Authority (VHA), inspects each unit at move-in and annually thereafter to ensure HQS compliance. Special inspections may also be conducted at the request of the landlord or the tenant. Information regarding the rehabilitation loan programs is provided to owners, who are encouraged to participate.

At this time there are 1,143 Housing Choice Vouchers. The VHA will apply for and accept additional vouchers as they become available.

H.2- I 4

Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.

Implementation: This ordinance is enforced by the Department of Housing and Redevelopment. The Department of Housing and Redevelopment receives and investigates approximately 2,000 calls per year regarding the PNO. These calls/cases relate to property accumulations, overgrown vegetation, abandoned vehicles, etc. By working with the responsible party to correct the violations, the overall quality of life is preserved and/or enhanced in the neighborhood. The City established the Neighborhood Team (a multi-disciplinary approach) to respond to concerns about and take action to reverse neighborhood decline and prevent blight. Some of the Neighborhood Team's activities have included coordinating with public safety efforts such as Neighborhood Watch, Neighborhood Forums, Neighborhood Clean Up and Spruce Up Days, installation of landscaping and entryway features, multi-disciplinary approaches to enforcement of serious offenders, and encouraging participation in the City's Crime Free Multi-Housing Program.

H.2- I 5

Continue to enforce and update the Condominium Conversion Ordinance.

Implementation: Passed in 1982, this ordinance states that no applications for conversion will be accepted if the apartment vacancy rate is below three percent. The Department of Housing and Redevelopment conducts an annual vacancy survey to determine the current vacancy rate. On an ongoing basis, the Community Development Department enforces the Condominium Conversion Ordinance by accepting applications for conversions only when the citywide apartment vacancy rate is above 3 percent. In conjunction with the adoption of this Housing Element, the Community Development Department will request the Planning Commission to initiate an amendment to the ordinance to include provisions to protect existing tenant rights during the conversion process including first right-of-refusal for purchase. In addition, in order to conserve affordable housing for seniors on a fixed income, consideration will be given to include provisions in the ordinance to require the annual vacancy survey to separately document the vacancy rate for senior-restricted apartments and preclude conversions of senior units when the senior apartments vacancy rate is below 3 percent. If initiated by the Planning Commission, the ordinance amendment will be scheduled for public hearings by May 2011.

H.2-I 6

Assist in maintaining the affordability of units produced through federal and state programs by working with appropriate organizations to identify units, which may convert to market-rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.

Implementation: This is an ongoing program by the Department of Housing and Redevelopment. There are two complexes which have affordability agreements with the U.S. Department of Housing and Urban Development (HUD) which terminate during this planning period. The first, Autumn Leaves is an age-restricted complex and has an affordability agreement which expires in 2010. All 56 units have project based Section 8 assistance. It is highly unlikely that this complex will terminate its agreement. The project was constructed under the HUD 202 program and is owned by a private, non-profit housing corporation. If the present owner entity does sell the complex, it will be sold to another non-profit entity. At that time, DHR would work with the current and/or new owner to ensure that the units continue to remain permanently affordable. The second complex, Twin Oaks, has 45 units. Their affordability agreement expires in October, 2013. At this time, there is no information available to determine the likelihood that Twin Oaks will terminate their agreement. However, historically when properties terminate affordability agreements with HUD, HUD has offered what is called a Preservation Voucher for each affected tenant to ensure the continued affordability of their housing. In these cases, DHR (as the Vacaville Housing Authority, or VHA) has been invited to accept and administer these vouchers. Should Twin Oaks terminate their affordability agreement and should HUD extend a similar invitation, the VHA will accept and administer any such vouchers.

H.2-I 7

Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.

Implementation: The Department of Housing and Redevelopment will continue to seek out additional funding sources to support the development of Extremely Low Income rental housing. The Department of Housing and Redevelopment will apply for development funding from the new National Housing Trust Fund when the program becomes available in 2010.

In addition, the Department of Housing and Redevelopment will continue to apply annually for the HOME federal grant, during the annual application cycle, which is typically during the summer months. Funds received from this grant will be allocated to the development of housing affordable to extremely low, very low, and low-income households.

H.2-I 8

Continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.

Implementation: The draft 2009/11 City of Vacaville Strategic Plan identifies a goal to continue comprehensive neighborhood revitalization activities in targeted areas. This project will continue Neighborhood Team efforts to improve the physical and social conditions of targeted neighborhoods experiencing a decline in their quality of life.

H.2-I 9

Continue the Process of Acquiring and Converting Market Rate Multi-family Rental Housing Units In The Callen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.

Implementation: In 2007, the City of Vacaville Redevelopment Agency issued taxable housing bonds in the amount of \$18 million for the purpose of acquiring and converting market rate multi-family rental housing units in the Callen Street, Bennett Hill Drive/Bennett Hill Court revitalization area. A portion of these funds were used, along with Low Income Housing Set-Aside funds, to acquire 17 four-plexes, three duplexes, and one eight-plex. With acquisitions

complete, the Agency is soliciting responses to a request for Qualifications/Request for Proposals ("RFQ/RFP") for the rehabilitation and management of 58 of the 82 multi-family housing units on 16 separate Agency-owned parcels.

Bond proceeds are expected to be used to conduct a portion of the rehabilitation portion of the project. Eight of the units not included in the RFQ/RFP at this time are to be rehabilitated for the purpose of relocating and expanding the Opportunity House Shelter (see Chapter 2 for more information on this project). The Agency is seeking a partnership with a non-profit organization that will promote the substantial rehabilitation of eight additional Agency-owned units to provide transitional, supportive, and/or other affordable housing opportunities in the neighborhood. For more information regarding the Callen Street Rehabilitation project, see Section 6.5 in Chapter 6.

2.3 HOUSING SUPPORT SERVICES

In addition to efforts to preserve and conserve the stock of affordable housing, the Department of Housing and Redevelopment provides a wide variety of support services as well as direct services to meet the community's housing needs. These efforts include educating the community about fair housing and equal housing opportunity, providing housing counseling services, including pre-foreclosure counseling, and family resource information and referral. Support for securing funding, outreach, education, intake, eligibility determination, and tracking are provided to non-profit entities that assist the homeless and those in danger of losing their housing. Direct housing assistance includes rental assistance paid to owners through the Housing Choice Voucher Program, deep subsidies for rents affordable at below 50 percent of the local area median income, and loans to assist first time homebuyers.

The three major funding sources for supportive housing activities are the HUD Housing Choice Voucher Program (approximately \$75 million during the planning period); Community Development Block Grant Funds (approximately \$3 million during the planning period) and Redevelopment Low-Income housing funds (approximately \$3 million during the planning period). Other sources include a grant for Housing Counseling from U.S. HUD (estimated at \$300,000 during the planning period); California Home Ownership Preservation Initiative grant (\$100,000 during the planning period to provide pre-foreclosure counseling); and \$1.1 million from the Neighborhood Stabilization Program. The programs and annual goals are described below:

During this planning period, it is estimated that 500 emergency vouchers will be provided, 375 households will utilize loans to purchase first homes, and over 4,000 people will receive housing support services including housing counseling and assistance provided through the Housing Counseling Center.

Guiding Policies

- H.3- G 1** Promote equal housing opportunity for all.
- H.3- G 2** Assist in the providing of direct assistance to households in need of housing.

Implementing Policies

- H.3- I 1** Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories.

Implementation: This is an ongoing effort through the Department of Housing and Redevelopment's Housing Counseling Center programs, consisting of many different activities such as Fair Housing Month, tenant/landlord counseling, and providing assistance with filing a fair housing complaint.

Equal access to housing is protected by state and federal law. Discrimination on the basis of race, ethnic or national origin, religion or marital status is prohibited by the federal Civil Rights Act of

1968 and by Section 53 of the California Unruh Civil Rights Act. The federal Fair Housing Amendments Act of 1988 prohibits discrimination based on age, handicap and familial status. The Rumford Fair Housing Law (part of the California Fair Employment and Housing Act of 1980) also protects an individual's access to housing.

The California Supreme Court ruled that discrimination against children in housing is prohibited under the Unruh Civil Rights Act in its decision, *Marina Pt. Ltd. v. Wolfson*, (1982) 30 Cal.3d 721. The Fair Housing Amendments Act also prohibits discrimination against children. Mobile home parks and other developments designed specifically for seniors or persons with disabilities are exempt from these provisions against child discrimination.

The City of Vacaville will actively promote fair housing opportunities through its Housing Counseling Center programs, various financial assistance initiatives, and affordable housing/neighborhood revitalization programs. The City's HUD-certified Housing Counseling Center will continue to provide information and referral to landlords, tenants, homeowners, potential homeowners and people experiencing homelessness on a wide variety of topics including landlord/tenant disputes, finding and securing housing, housing discrimination (including referral to the appropriate investigative and enforcement entity), foreclosure prevention counseling, reverse mortgage certification, home education training, etc. to individuals in need of services. The Housing Counseling Center will actively promote fair housing education by sponsoring, in partnership with others, Fair Housing Workshops, Landlord Training and Tenant Credit Repair Workshops. Housing Counseling staff will continue to work closely with local faith-based organizations, local non-profit agencies, Legal Services of Northern California, the California Rental Apartment Association, and the federal Department of Housing and Urban Development to ensure community support for fair housing concerns and provide over 3,000 housing and family resource services each year.

The City will continue to celebrate Fair Housing Month each April by promoting youth and adult education and outreach activities which may include essay, poetry, and art contests in the schools and Vacaville Neighborhood Boys and Girls Clubs; public service announcements and features on the local television cable channel; newspaper articles and editorials; public forums and workshops. In addition, all Department of Housing and Redevelopment publications will include the Fair Housing logo.

The primary funding for these services are the U.S. Department of Housing and Urban Development, through its CDBG and Housing Counseling programs (approximately \$50,000 per year), and the Redevelopment LIHF (approximately \$75,000 per year).

H.3- I 2

Provide technical and/or support services to non-profit agencies and other entities serving the homeless.

Implementation: This is an ongoing effort of the Department of Housing and Redevelopment. The City will assist the Vacaville Social Services Corporation, the Vacaville Community Welfare Association, and the Community Action Partnership of Solano (CAP Solano), as well as others who provide homeless services through the provision of technical and/or support assistance. As each entity has different needs, the City will provide technical support in those areas that would ensure the ongoing viability of the agency and the services the entity provides. Some of these technical and/or support services may include providing staff, counseling or meeting space; assisting in the development of funding proposals; securing partners for potential projects; participating on collaboratives or boards that address the issues of homelessness; provide on-site training for program participants or agency staff; and/or determining eligibility to receive homeless services. Included in these services is the provision of 54,000 shelter nights at the homeless shelter in Vacaville, Opportunity House, and assisting between five to ten families per year with transitional housing.

H.3- I 3

Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.

Implementation: This is an ongoing program by the Department of Housing and Redevelopment. The partnership between the City and VCWA to provide emergency housing through motel vouchers will continue during the upcoming Housing Element period. DHR staff will provide outreach, intake, verification, and record-keeping services to the VCWA, which uses United Way and Federal Emergency Management Agency (FEMA) funds to provide approximately 300 emergency vouchers per year for households to stay overnight at motels, as well as emergency food and transportation. The program often bridges the gap between moving into a new housing unit, securing space at Opportunity House (the emergency shelter), or arranging to stay with family or friends.

The City will also provide support for other emergency housing related programs and activities. It will conduct screening for the Season of Sharing program. The privately funded program provides emergency rental assistance to eligible lower-income Vacaville households each year. In addition, staff will screen for eligibility for utilities assistance on behalf of PG&E.

H.3- I 4

Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.

Implementation: This is an ongoing program by the Department of Housing and Redevelopment. The Housing Choice Voucher Program will continue to be administered on behalf of the Vacaville Housing Authority (VHA) by the Department of Housing and Redevelopment. The funding level for this program is approximately \$10 million per year or \$75 million during the planning period. This program provides monthly rent subsidies for very-low-income households. Seventy-five percent of newly admitted households must have incomes below 30 percent of area median. Currently the VHA has 1,143 vouchers to assist eligible households.

In 2009 and again in 2010, VHA applied for 50 family unification vouchers. Family unification vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families. Family unification vouchers enable these families to lease or purchase decent, safe and sanitary housing that is affordable in the private housing market. As required by State law, if the City U.S. Department of Housing and Urban Development (HUD), if VHA receives these additional housing vouchers, 75 percent, or 38 vouchers, will be allocated to extremely low-income households. The VHA will continue to apply for additional Housing Choice Vouchers as additional federal and state funding becomes available.

The VHA has also implemented a "Section 8 Homeownership" Program to provide homeownership opportunities for eligible lower-income households.

H.3- I 5

Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.

Implementation: This is an ongoing program by the Department of Housing and Redevelopment. When possible, LIHF and HOME funds will be used to increase affordability to a greater degree than might be allowed by other funding sources participating in a project. For example, tax-exempt bond and tax credit financing require income levels at 50 percent and 60 percent of median. When feasible, LIHF and/or HOME funds will be loaned in exchange for affordability below 50 percent of median.

H.3-I 6

Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans, shared equity loans, the Neighborhood Stabilization Program, and homebuyers education activities.

Implementation: This is an ongoing program implemented by the Department of Housing and Redevelopment. The City will continue to provide a Down Payment Assistance Loan program using Redevelopment Low-Income Housing Funds. This program permits first time homebuyer households making up to 120 percent of median income to be eligible for \$15,000 (maximum award). The City will also continue to provide Shared Equity loans to households making up to 100 percent of median income, with a maximum loan amount of \$50,000 for first time homebuyers. In addition, through the Neighborhood Stabilization Program, households will be able to apply for down payment loans to purchase foreclosed homes, contingent upon funding. It is estimated that the City will be able to assist 375 first-time homebuyers during the reporting period using \$3.5 million of LIHF and revolving loan fund repayments.

The City will also continue to provide homebuyer education through the Housing Counseling Program's Homebuyer Education and Learning Program. Unfortunately, until the issue with the Educational Revenue Augmentation Fund (ERAF) is resolved, many of Vacaville's affordable housing programs, including the First Time Homebuyers program, have been suspended.

H.3-I 7

Continue to implement the relocation plan for households displaced as a result of local public action.

Implementation: As needed, this is an ongoing program by the Department of Housing and Redevelopment. The City's policy is to make every effort to avoid displacing households as a result of local public action. However, when households are to be relocated, the Department of Housing and Redevelopment will strive to make the relocation a positive experience for the household being relocated. In most cases, the purpose of the relocation will be to remove blight, dilapidated structures and to assist households to move from substandard housing to decent, safe and sanitary housing.

Staff will meet with each household facing relocation to determine their needs and housing preferences. If appropriate, the household will be offered assistance through the Housing Choice Voucher program or relocation benefits provided in accordance with State Relocation Law. The assistance will include referrals to available housing and payments for moving expenses and relocation.

H.3- 1.8

As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearby or as a component of the development.

Implementation: The Department of Housing and Redevelopment, in cooperation with the Department of Community Development, will evaluate opportunities on an ongoing basis. The provision of child care and job training, in conjunction with multifamily housing developments, will better serve the residents, improve a parent's ability to find and access employment, and reduce vehicle trips. Childcare, when it is affordable and of high quality, can enable a parent to move towards economic self-sufficiency.

H.3- I 9

Continue to provide housing counseling assistance to residents to help preserve homeownership and rental tenancy.

Implementation: The Department of Housing and Redevelopment will continue to provide a wide range of housing counseling services including landlord/tenant rights and responsibilities; foreclosure prevention counseling and workshops; credit counseling and workshops; reverse mortgage counseling and certification; and intake and referral for emergency shelter, food, transportation, and rent assistance to households of which 90 percent will have incomes below the

local area moderate income level. This program is funded by HUD and the local Redevelopment LIHF, which will provide approximately \$375,000 during the planning period of this Housing Element.

H.3- I 10

Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.

Implementation: The City's Public Nuisance Ordinance requires owners of vacant buildings to maintain them and to register them with the Department of Housing and Redevelopment's Code Compliance Division if the buildings are anticipated to be vacant for more than 30 days. The Neighborhood Services Division will continue to identify and inspect vacant buildings and require that violations be corrected in a timely manner to ensure that vacant properties, especially units in the foreclosure process, do not become blighted and undermine neighborhood stability. This program is primarily funded by the City's General Fund. It is estimated that \$525,000 of the LIHF will be used for this program during the planning period of this Housing Element.

H.3- I 11

Continue to address the needs of local military personnel and their families.

Implementation: The Housing and Redevelopment Department and City Manager's Office will continue to participate in the Travis Regional Armed Forces Committee (TRAFC) to discuss the needs of military personnel and their families.

H.3- I 12

Continue to activate and operate emergency cooling and warming centers at the City's community centers during times of extreme weather, which are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.

Implementation: The Community Services Department will collaborate with the Public Information Officer and Fire Department to develop operational protocols/guidelines for activation of the City's Emergency Shelters. These protocols/guidelines will be developed by June 2010 and added to the City's Emergency Operations Plan. The Community Services Department will collaborate with the American Red Cross and local Health and Human Service agencies to offer new and refresher trainings on shelter activation and management, and common shelter clientele needs such as homelessness, medical, mental, emotional needs and/or support.

H.3- I 13

Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.

Implementation: A City Council member and the Director of the Community Development Department currently participate in the CAP Solano. The City will continue to participate with the Solano County Continuum of Care Collaborative.

H.3- I 14

Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a "Housing First" or similar type program.

Implementation: On April 13, 2010, the City Council considered and supported the proposed housing programs identified in a report, the "White Paper," about homelessness in Vacaville. As identified in the White Paper, the City will collaborate with local faith-based organization to develop appropriate housing and support services. Specifically, the Redevelopment Agency intends on renting two properties, comprised of eight rental units, to a local faith-based organization, at a subsidized rate for the purpose of creating transitional housing for homeless individuals and families. The two properties are located on Callen Street and are part of the Callen Street Rehabilitation Project, discussed in detail in Section 6.5 of this document. The properties are located within the SS-11 zoning overlay district, which permits transitional housing without the need for a Conditional Use Permit.

H3- I 15

Continue working with local faith-based organizations to create a Nomadic Shelter Program.

Implementation: On April 13, 2010, the City Council considered and supported the proposed housing programs identified in a report, the "White Paper," about homelessness in Vacaville. As identified in the White Paper, the Community Development and Housing and Redevelopment Departments will continue to collaborate with local faith-based organizations to ensure appropriate land use designations exist and develop operational protocols/guidelines for a Nomadic Shelter Program.

H3- I 16

Continue to collaborate with the Ad-Hoc Homeless Task Force.

Implementation: The Ad-Hoc Homeless Task Force is a partnership comprised of members of the faith-based community, local social service providers, and City staff. The group was originally formed to facilitate the relocation of approximately 20 homeless individuals who has created a "tent city" on private property. The relocation of these individuals became imperative once the site started to be prepared for development. During meetings to plan the relocation, the Task Force began discussing other issues related to homelessness within Vacaville. The group agreed to continue meeting on an ad-hoc basis to address service gaps. The "White Paper" referred to in Programs H4- I 14 and H4- I 15 came from this group. See section 5.3 - Special Housing Needs Analysis, for more information regarding this group.

2.4**PROGRAM EVALUATION****Guiding Policies****H.4- G 1**

Actively evaluate, on a regular basis, the success of housing programs in meeting Vacaville's housing needs.

Implementing Policies**H.4- I 1**

Regularly compile and analyze data relevant to housing need and affordability.

Implementation: Annually, the Department of Housing and Redevelopment will conduct a rent and vacancy survey of local apartments to better understand the rental market and to determine whether or not apartment units may be converted to condominiums. In addition, a windshield survey will be conducted once every 5 years to determine the condition of the existing housing stock and assess the need for rehabilitation.

The Community Development Department and the Department of Housing and Redevelopment will provide an annual report to the Planning Commission and Housing and Redevelopment Commission on the annual review of the Housing Element Implementation. This report will be prepared each January and forwarded to the State Department of Housing and Community Development by April 1 as mandated by State Law.

Vacaville compiles inventories of current development projects, vacant residential lands, conducts rent surveys, and ascertains vacancy rates. The intention of this policy is to place such efforts on a more formal and comprehensive basis to ensure sound information is available for making sound decisions. Every five years, the Department of Housing and Redevelopment prepares a Redevelopment Implementation Plan on which progress is reported every 2.5 years. In addition, the Department of Housing and Redevelopment prepares the City's Five Year CDBG Consolidated Plan, the Redevelopment Agency's Annual Housing & Community Development Report, and the Housing Authority's Five Year Agency Plan and annual action plan for each entity.

H.4- I 2 Evaluate the success of programs in meeting housing needs and goals in a regular and comprehensive fashion.

Implementation: Annual progress reports regarding housing related accomplishments are made to the following entities: HUD for the Housing Choice Voucher Program, the Housing Counseling Program, and the Community Development Block Grant Program; HCD for housing provided with Redevelopment Low Income Housing Funds, HOME funds, and other funds administered through HCD programs; and to the City Council, Planning Commission, and Housing and Redevelopment Commission. In addition, progress in meeting the goals of the Redevelopment Implementation Plan are prepared for the Redevelopment Agency every two and one-half years. The last progress report was prepared in March 2010.

H.4- I 3 Include an analysis of the City's medium density (RMD), high density (RHD), and urban high density residential (RUHD) vacant land inventory in the Annual Status of the General Plan report.

Existing law requires each city, county, or city and county to ensure that its inventory or programs of adequate sites identified in its housing element can accommodate its share of the regional housing need throughout the planning period and prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density for any parcel to a lower residential density that is lower than the density used by the Department of Housing and Community Development in determining compliance with housing element law unless the city, county, or city and county makes specified written findings supported by substantial evidence.

TABLE 3**VACAVILLE QUANTIFIED AFFORDABLE HOUSING GOALS, JANUARY 1, 2007 TO JUNE 30, 2014**

NEW CONSTRUCTION							
	Total Units (Goal)	Extremely Low (<30% of median)	Units Affordable To Income Ranges				Above Moderate (above 120% of median)
			Very Low (30%- 50% of median)	Low (50%- 60% of median)	Low (60%- 80% of median)	Moderate (80%- 120% of median)	
Units with Affordability Restrictions	527	10	32	347	120	18	0
Units without Affordability Restrictions	2,374	30	70	0	170	500	1,634
Total	2,901	40	102	347	290	518	1,634
REHABILITATION AND CONSERVATION							
	Total Units (Goal)	Extremely Low (<30% of median)	Units Affordable To Income Ranges				Above Moderate (above 120% of median)
			Very Low (30%- 50% of median)	Low (50%- 60% of median)	Low (60%- 80% of median)	Moderate (80%- 120% of median)	
Units with Acquired and/or Rehabilitated with Affordability Restrictions	150	10	20	100	20		
Units Rehabilitated without Affordability Restrictions	90		50		20	20	
At Risk Units Preserved (Through additional Housing Choice Vouchers)	45		45				

HOUSING SUPPORT SERVICES

	Total Units (Goal)	Extremely Low (<30% of median)	Units Affordable To Income Ranges				Above Moderate (above 120% of median)
			Very Low (30%- 50% of median)	Low (50%- 60% of median)	Low (60%- 80% of median)	Moderate (80%- 120% of median)	
Housing Counseling/Fair Housing Counseling Services (Services)	3,000	210	1,290	1,000	200	300	
Foreclosure Counseling Services (Clients)	2,200	40	40	40	200	940	940
Assist Providers of Emergency Rental Assistance to Provide:							
Shelter Nights (Bed Nights)	54,000	3,800	50,200				
Transitional Housing to Families (Transitional Units)	18	8	10				
Emergency Vouchers (Vouchers)	500	100	400				
Emergency Rental Assistance (Vouchers)	70	10	40	20			
Housing Choice Vouchers (Vouchers)	1,200	640	560				
Provide Mortgage Subsidy to Reduce Rents (Units)	20		20				
Provide Loans for First Time Home Buyers (Loans)	375			5	120	250	